

## CarDon Senior Living PUD District

### Changes Made to the Proposal in Advance of March 18, 2014 Westfield-Washington Advisory Plan Commission

Comments	Changes Made
1) The Concept Plan should identify the County Highway plans for adjacent 146 <sup>th</sup> Street and Ditch Road.	2) County Highway plans for adjacent roadway improvements are included on the Concept Plan (Exhibit B).
3) An exhibit showing the details of the proposed mounding and fencing along the north property line should be included.	4) A Berm and Fence Exhibit (Exhibit D) has been added to the PUD Ordinance.
5) The type of fence proposed along the north boundary with the Centennial neighborhood should be identified.	6) The PUD Ordinance and the Berm and Fence Exhibit (Exhibit D) proposes a 6-foot tall wood privacy fence.
7) Photographic examples of the CarDon project in Fishers indicate building material colors which are too harsh for this site.	8) The PUD Ordinance includes Character Exhibits (Exhibit C), which are photos of the CarDon project in Bargersville, Indiana, with a muted color palate.
9) The metal roof shown in the Fishers example is inappropriate here.	10) The PUD Ordinance prohibits metal roofs.
11) The Concept Plan should identify a building outline for the smaller lot near Ditch Road.	12) The Concept Plan proposes a specific building outline for Lot 2.
13) A specific list of permitted uses should be identified for the smaller lot near Ditch Road, and said list should not include retail commercial uses.	14) The PUD Ordinance includes a specific list of alternate permitted uses for Lot 2, which does not permit retail-type commercial uses.
15) Proposed 50% front and 35% side masonry materials is inadequate.	16) The PUD Ordinance proposes 60% masonry on the front facades and 50% on the sides.
17) Buildings on the smaller lot near Ditch Road should be designed to minimize windows facing north.	18) The PUD Ordinance requires most residential windows on Lot 2 to be oriented toward the east, west and south.
19) The Concept Plan should identify the proposed location of landscape berms.	20) The Concept Plan identifies the locations of landscape berms.
21) Loading should be limited to daytime hours only.	22) The PUD Ordinance proposes loading be limited to 7:00 AM to 6:00 PM.